

**Lee County Board Of County Commissioners
Agenda Item Summary**

**Date Critical
Blue Sheet No. 20060954**

1. ACTION REQUESTED/PURPOSE: Direct a non-emergency ordinance creating the Cypress Shadows Community Development District to public hearing on September 12, 2006 at 9:30 a.m.

2. WHAT ACTION ACCOMPLISHES: Allows response to Cypress Shadows Development, LLC's petition by providing a forum to evaluate the appropriateness of the request. If adopted, the ordinance will create an independent Special District capable of financing and servicing the basic services within the District boundary.

3. MANAGEMENT RECOMMENDATION:

4. Departmental Category:

C12B

5. Meeting Date: 8/1/06 @ 9:30 a.m.

6. Agenda:

7. Requirement/Purpose: (specify)

8. Request Initiated:

<input checked="" type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Statute	Ch. 190 F.S.	Commissioner	
	Administrative		Ordinance		Department	County Attorney
	Appeals		Admin. Code		Division	
	Public		Other		By:	<i>Robert D. Spickerman</i>
	Walk-On					Robert D. Spickerman Assistant County Attorney

9. Background: Cypress Shadow Development, LLC has petitioned the Lee County Board of County Commissioners to adopt an ordinance establishing a Uniform Community Development District (UCDD) in accordance with the Uniform Community Development District Act of Florida, Chapter 190, Florida Statutes ("Act"). Section 190.005(2) sets forth the "exclusive and uniform method for the establishment of a Community Development District of less than 1,000 acres in size." This establishment "shall be pursuant to an ordinance adopted by the County Commission having jurisdiction over the majority of the land in the area in which the district is to be located . . ."

A community development district is a local unit of special purpose government created in accordance with the Act and limited to the performance of those specialized functions authorized by the Act for the delivery of urban community development services. The Act provides an alternative streamlined method for financing the construction, maintenance and operation of major infrastructures necessary for community development. Once a community development district has been (continued on second page)

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
				<i>[Signature]</i>	<i>Carlin 7/20</i>	Analyst	Risk	Grants	<i>[Signature]</i>
					<i>RK 7/20</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>7-20-06</i>

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY
COUNTY ADMIN: *RL*

7-19-06 4:33 PM

COUNTY ADMIN
FORWARDED TO: *A*

7/20/06
3PM

established, it serves as an infrastructure management tool that ultimately relieves existing county taxpayers of the financial burden of providing urban services to the landowners in the district.

The proposed Cypress Shadows CDD is located on approximately 350.622 acres of land approximately 1.9 miles west of the intersection of Alico Road and Corkscrew Road located wholly within unincorporated Lee County. The land area is bounded on the north by Corkscrew Road; on the east and on the south by a residential planned development known as Bella Terra (f.k.a. The Habitat); and, on the west by vacant, undeveloped land. The property is located in Sections 20 and 29, Township 46 South, Range 26 East. The Cypress Shadows District will be granted the power to finance, fund, plan, establish, acquire, construct or re-construct, enlarge or extend, equip, operate and maintain systems and facilities for the following basic infrastructure: water management; water supplies; sewer and wastewater management; bridges or culvert; district roads; and other projects within and outside the district boundary for which a Development Order may be issued. Additional powers for recreation and security systems will be requested sometime in the future.

The creation of the Cypress Shadows District is not a development order within the meaning of Chapter 380, F.S. All county planning, environmental and land development laws, regulations and ordinances will apply to the development of land within the proposed Cypress Shadows District, and the District can take no action that is inconsistent with those regulations.

In accordance with Section 190.005(1)(f), F.S., the proposed ordinance:

1. Establishes the external boundaries of the district.
2. Names the five persons designated to be the initial members of the Board of Supervisors. These members are as follows:
 - a. Russell Smith
 - b. Chris Hayes
 - c. David Truxton
 - d. Scott Edwards
 - e. Tommy Lee Guscinski
3. Names the district. (Cypress Shadows Community Development District)

PLEASE NOTE: F.S. §125.66 does not require a 5:00 p.m. public hearing to provide for adoption of this ordinance. However, if it is the Board's preference, this public hearing may be scheduled for consideration on the September 12, 2006, 5:00 p.m. public hearing agenda.

A copy of the Petition is available for review at the Department of Community Development.

Attachment:

Proposed ordinance establishing the Cypress Shadows Community Development District

ORDINANCE NO. ____

AN ORDINANCE ESTABLISHING CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT; PROVIDING A DISTRICT NAME; SETTING FORTH THE AUTHORITY FOR ADOPTING THE ORDINANCE; ESTABLISHING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESIGNATING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; ESTABLISHING THE GOVERNING DISTRICT CHARTER AS FLORIDA STATUTES CHAPTER 190; PROVIDING FOR NOTICE TO SUBSEQUENT PURCHASERS; PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Cypress Shadow Development LLC has petitioned the Board of County Commissioners to establish the CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT; and

WHEREAS, the Board of County Commissioners, after proper published notice, conducted a local public information-gathering ordinance hearing as required by law and finds as follows:

1. The petition is complete in that it meets the requirements of Section 190.005(1)(a), Florida Statutes; and all statements contained within the petition are true and correct.

2. The costs to the County and government agencies from establishment of the district are nominal. There is no adverse impact on competition or employment from district establishment. The persons affected by establishment are the future landowners, present landowners, Lee County and its taxpayers, and the State of Florida. There is a net economic benefit flowing to these persons from district establishment as the entity to manage and finance the statutory services identified. The impact of district establishment

and function on competition and the employment market is marginal and generally positive, as is the impact on small business. None of the reasonable public or private alternatives, including an assessment of less costly and less intrusive methods and of probable costs and benefits of not adopting the ordinance, is as economically viable as establishing the district. Methodology is set forth in the economic impact statement on file. The statement of estimated regulatory costs of this petition on district establishment is adequate.

3. Establishment of the proposed district, whose charter must be in accordance with the general law as set forth in Sections 190.006 -190.041, Florida Statutes, is not inconsistent with the local Comprehensive Plan of Lee County or the State Comprehensive Plan.

4. The area of land within the proposed district is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional interrelated community.

5. The district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.

6. The community development services and facilities of the district will be compatible with the capacity and uses of existing local and regional community development services and facilities.

7. The area that will be served by the district is amenable to separate special district government.

8. The proposed district, once established, may petition the Board of County Commissioners for consent to exercise one or more of the powers granted by charter in Section 190.012(2), Florida Statutes.

9. Upon the effective date of this Ordinance, the proposed Cypress Shadows Community Development District will be duly and legally authorized to exist and exercise all of its general and special powers as limited by law; and has the right to seek consent from Lee County for the grant of authority to exercise special powers in accordance with F.S. 190.012(2), without question as to the district's continued right, authority and power to exercise its limited powers as established by this ordinance.

10. All notice requirements of law were met and complete notice was timely given.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA:

SECTION ONE: DISTRICT NAME

The community development district herein established will be known as Cypress Shadows Community Development District.

SECTION TWO: AUTHORITY FOR ORDINANCE

This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, and other applicable provisions of law governing county ordinances.

**SECTION THREE: ESTABLISHMENT OF
COMMUNITY DEVELOPMENT DISTRICT**

Cypress Shadows Community Development District is hereby established within the boundaries of the real property described in Exhibit "A" attached hereto and incorporated by reference.

SECTION FOUR: DESIGNATION OF INITIAL BOARD MEMBERS

The following five persons are designated to be the initial members of the Board of Supervisors:

1. Russell Smith, 5327 Summerlin Rd., Fort Myers, FL 33919
2. Chris Hayes, 23110 El Dorado Blvd., Bonita Springs, FL 34134
3. David Truxton, 15864 Silverado Ct., Ft. Myers, FL 33908
4. Scott Edwards, 1210 Sunbury Dr., Ft. Myers, FL 33901
5. Tommy Lee Guscinski, 748 Grand Rapids Blvd., Naples, FL 34120

SECTION FIVE: STATUTORY PROVISIONS GOVERNING DISTRICT

Cypress Shadows Community Development District will be governed by the provisions of Chapter 190, Florida Statutes.

SECTION SIX: NOTICE TO SUBSEQUENT PURCHASERS

Any and all agreements for the sale of property within the boundaries of the Cypress Shadows Community Development District must include the disclosure statement required in Florida Statutes §190.048 for the initial sale of the property. This requirement applies

to the initial seller of a parcel as well as all subsequent sellers, successors and assigns, for the life of the Cypress Shadows Community Development District.

SECTION SEVEN CONFLICT OF SEVERABILITY

In the event this Ordinance conflicts with any other Lee County ordinance or other applicable law, the more restrictive will apply. If any phase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion will be deemed a separate, distinct and independent provision and such holding will not affect the validity of the remaining portion.

SECTION EIGHT: EFFECTIVE DATE

This Ordinance becomes effective upon filing with the Florida Secretary of State.

THE FOREGOING ORDINANCE was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and, being put to a vote, the vote was as follows:

ROBERT P. JANES	_____
DOUGLAS ST. CERNY	_____
RAY JUDAH	_____
TAMMARA HALL	_____
JOHN E. ALBION	_____

DULY PASSED AND ADOPTED THIS _____ day of _____, 20__.

ATTEST:

CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

By: _____

Deputy Clerk

By: _____

Chairwoman

APPROVED AS TO FORM:

By: _____

Office of County Attorney